



# The Long & Foster Market Minute™

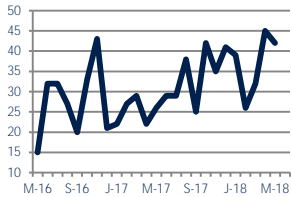
**Focus On:** Camden, Rosedale, and Lanning Square Housing Market

May 2018

Zip Code(s): 08104, 08105, 08103 and 08102

## Units Sold

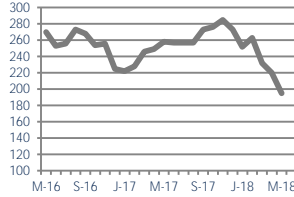
42



**Up**  
Vs. Year Ago

## Active Inventory

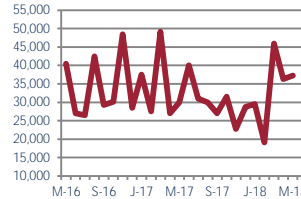
195



**Down -24%**  
Vs. Year Ago

## Median Sale Price

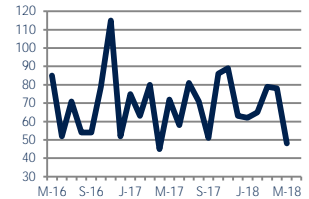
\$37,250



**Up 24%**  
Vs. Year Ago

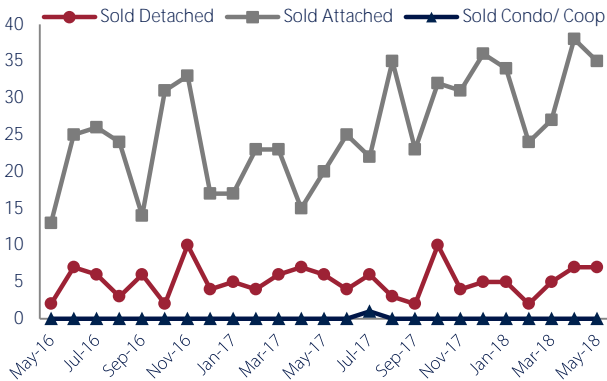
## Days On Market

48



**Down -33%**  
Vs. Year Ago

### Units Sold\*



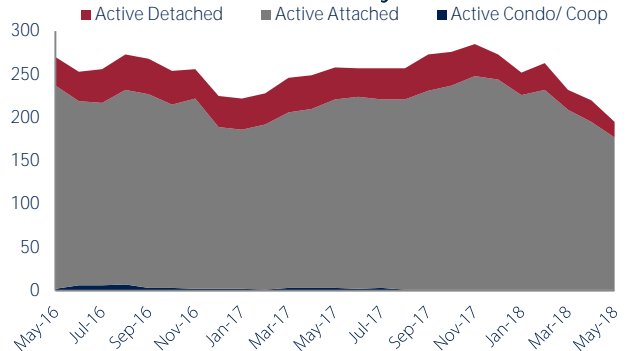
## Units Sold

There was a decrease in total units sold in May, with 42 sold this month in Camden, Rosedale, and Lanning Square. This month's total units sold was higher than at this time last year.

## Active Inventory

Versus last year, the total number of homes available this month is lower by 63 units or 24%. The total number of active inventory this May was 195 compared to 258 in May 2017. This month's total of 195 is lower than the previous month's total supply of available inventory of 220, a decrease of 11%.

### Active Inventory\*



## Median Sale Price



## Median Sale Price

Last May, the median sale price for Camden, Rosedale, and Lanning Square Homes was \$30,000. This May, the median sale price was \$37,250, an increase of 24% or \$7,250 compared to last year. The current median sold price is 3% higher than in April.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Camden, Rosedale, and Lanning Square are defined as properties listed in zip code/s 08104, 08105, 08103 and 08102.

\*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates.

Information included in this report is based on data supplied by TREND and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of TREND or Long & Foster Real Estate, Inc.



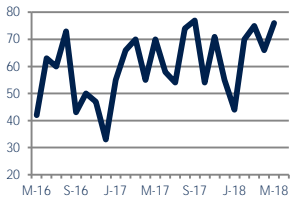
**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE



Zip Code(s): 08104, 08105, 08103 and 08102

### New Listings

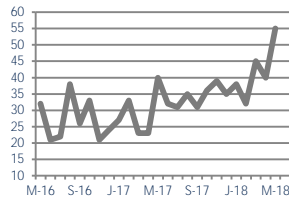
76



**Up 9%**  
Vs. Year Ago

### Current Contracts

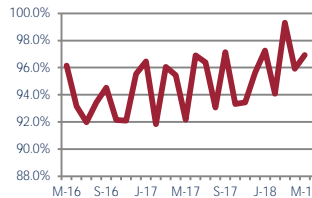
55



**Up 38%**  
Vs. Year Ago

### Sold Vs. List Price

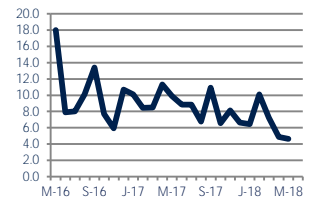
96.9%



**Up**  
Vs. Year Ago

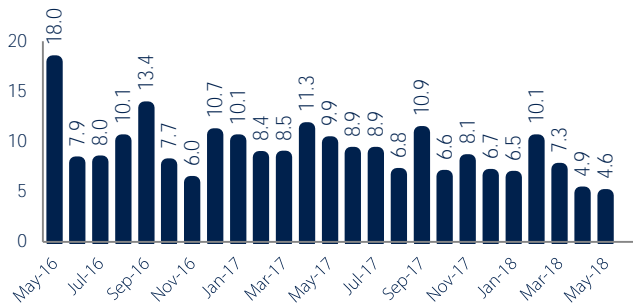
### Months of Supply

4.6



**Down -53%**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

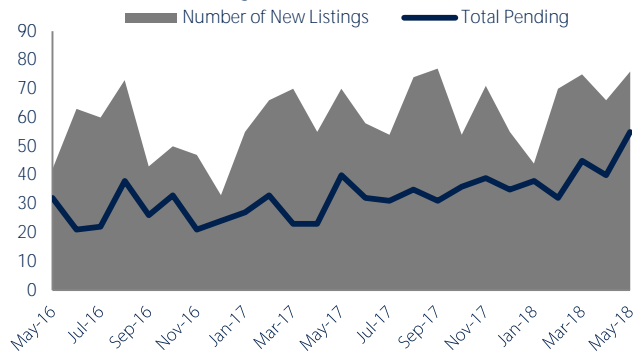
In May, there was 4.6 months of supply available in Camden, Rosedale, and Lanning Square, compared to 9.9 in May 2017. That is a decrease of 53% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

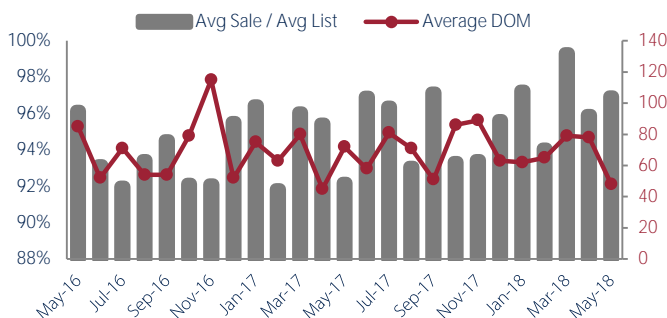
### New Listings & Current Contracts

This month there were 76 homes newly listed for sale in Camden, Rosedale, and Lanning Square compared to 70 in May 2017, an increase of 9%. There were 55 current contracts pending sale this May compared to 40 a year ago. The number of current contracts is 38% higher than last May.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In May, the average sale price in Camden, Rosedale, and Lanning Square was 96.9% of the average list price, which is higher than at this time last year.

### Days On Market

This month, the average number of days on market was 48, lower than the average last year, which was 72, a decrease of 33%.



Camden, Rosedale, and Lanning Square are defined as properties listed in zip code/s 08104, 08105, 08103 and 08102.

\*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates.

Information included in this report is based on data supplied by TREND and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of TREND or Long & Foster Real Estate, Inc.

